

## \$3,600,000 - 1450 34 Street, Edmonton

MLS® #E4445161

**\$3,600,000**

4 Bedroom, 2.00 Bathroom, 1,145 sqft

Single Family on 0.00 Acres

Meltwater, Edmonton, AB

VERY RARE OFFERING! 19.9 ACRES OF VERY ATTRACTIVE RE-DEVELOPMENT LAND LOCATED ONE MINUTE SOUTH OF THE NEW SOUTH EDMONTON CHARLESWORTH NEIGHBOURHOOD! This is a great opportunity for the new owner of this beautiful parcel of land. The property boasts a WALK-OUT BI-LEVEL WITH 4 BEDROOMS AND WALK-OUT BASEMENT along with a large double attached garage. The land has been annexed by the City of Edmonton and it's currently zoned Agricultural/Transitional Zoning and the City will allow a NUMBER OF DEVELOPMENTS ON THE SITE INCLUDING: RESIDENTIAL REDEVELOPMENT, RELIGIOUS ASSEMBLIES , SPORTS FACILITIES, GREENHOUSES ETC. The permitted uses are discretionary and can be found on the City of Edmonton Website. Situated Close To All Amenities Ever Desired, DO NOT MISS OUT, VIEW TODAY!!

Built in 1974

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4445161    |
| Price     | \$3,600,000 |
| Bedrooms  | 4           |
| Bathrooms | 2.00        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,145                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1450 34 Street |
| Area        | Edmonton       |
| Subdivision | Meltwater      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1A5        |

### **Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Patio, See Remarks |
| Parking Spaces | 10                                                   |
| Parking        | Double Garage Attached                               |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Fireplaces   | Brick Facing              |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, See Remarks                                                                                       |
| Exterior Features | Airport Nearby, Commercial, Flat Site, Golf Nearby, Park/Reserve, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, See Remarks                                                                                       |
| Foundation        | Concrete Perimeter                                                                                      |

**Additional Information**

Date Listed                July 1st, 2025  
Days on Market        61  
Zoning                    Zone 53

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